

Approved  
October 17, 2023  
as corrected

PINE MEADOW RANCH OWNERS' ASSOCIATION  
MONTHLY BOARD MEETING  
IN PERSON & VIA ZOOM VIDEO CONFERENCE  
September 19, 2023

In Attendance: George Sears, President; John Adams, Vice-President; Chris Moore, Secretary; Andrew Pagel, Treasurer; Dwaine Anderson (Area 1); Marty Hansen (Area 2); Joe Pagel (Area 3); Katie Winters (Area 4); Shaun Baker (Area 5)

Ex Officio – Jody Robinson, Ranch Manager; Robert Rosing, Legal Counsel; Peggy Simeone, representing the Fire Committee

Excused: John Kleba (Area 6); Taissa Folden (Area 7)

George Sears called the meeting to order at 6:38 p.m.

### **Minutes**

MOTION: George Sears moved to approve the minutes of August 15, 2023, as written.  
John Adams seconded the motion.

VOTE: The motion passed unanimously.

### **Ranch Manager's Report**

Jody reported that they were still working on Oil Well Road. The main canyon is done from Hillcrest down to Moss'. They will be doing the PermaZyme on Forest Meadow Road with John the week of September 25th.

Jody stated that the list of things to do is very long. They are so far behind they did not know where to start next. The projects include culvert cleaning and a lot of road grading. Mr. Sears asked Jody to prioritize the high priority items from his perspective. Jody replied that they needed to:

- \*Finish the roadwork on Oil Well
  - \*Repair many places in Lower Tollgate Canyon
  - \*Remove trees from the slide
  - \*Post winter sign at the bottom of the Canyon
  - \*Touchup work by the mailboxes
  - \*Spread the PermaZyme material while the weather was still decent
- Jody remarked that those were the priority items.

Mr. Adams commented on the section of Forest Meadow at Artist Point. He did some measurements, and approximately 850 feet is in bad condition. Mr. Adams asked if Jody wanted to bring in more limestone for that section, or whether he preferred to put down a different material. Jody stated that limestone will cost more than putting down gravel. Mr. Adams asked for the price per truckload of road base. Jody replied that a truckload is \$396 for 14-ton truck. Mr. Adams agreed that the cost was significantly lower than limestone. Jody reminded the Board about the sand shed. He needs money to purchase enough sand to fill the sand shed. Mr. Sears pointed out that they typically go over budget for sand every year.

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Mr. Sears pointed out that Andrew had not arrived, and they were not able to talk about finances. Mr. Adams thought they should come back to this discussion when Andrew was present. Mr. Adams asked Jody the time it will take to get most of the priorities done if the weather holds out. Jody thought it would take about a month. However, if he needs to add road base to the bad section on Forest Meadow Road, he will need the roller for another month. Mr. Sears noted that there was \$4,000 left in the budget for equipment rental.

**Andrew Pagel, Joe Pagel, and Chris Moore arrived.**

Mr. Sears informed Andrew Pagel that Jody will need the roller for another month to complete all the necessary road work. Jody clarified that he will only need the roller if there is budget left for additional gravel or limestone for repairs on Forest Meadow and Artist Point.

Andrew Pagel suggested trying more limestone material versus the traditional road base if the cost per load is comparable. Mr. Adams noted that the limestone is \$35/ton, and the gravel is \$29 per ton. He estimated that Jody will need 400 cubic yards of material for that specific area, or 720 tons. The cost for Jody's material would be approximately \$21,000. Limestone would cost approximately \$29,000.

Jody stated that if they intend to keep the roller, he will try to get the PermaZyme on lower Forest Meadow first and then work on the other section. Ms. Winters questioned whether it was better to try the PermaZyme this winter before spending money on the more expensive material this year.

Mr. Sears summarized that Jody identified his priority list. Jody will be gone for a week starting on September 30<sup>th</sup> and he will be taking care of other priorities before he leaves. Mr. Sears believed the Board still had time to finalize a decision on limestone versus road base.

Jody remarked that the new machine was really nice. He parked it out in the open so everyone could see it. Mr. Sears pointed out that the purchase of the machine had an extended warranty on the machine.

Ms. Winters reported on a culvert issue at the intersection of Running Deer and Navaho that a resident in her area brought to her attention. The resident stated that the road had bad washout. It has been filled-in with material this Spring, but it was starting to washout again. Ms. Winters wanted to know which culvert was located on the repair list. Jody replied that he had not had the chance to look at that culvert on Navaho. They had been focusing Off-Ranch trying to get the Tollgate Canyon and the Lower Forest Meadow roads done.

Chris Hahn, Lot PI-C-26, clarified that he had asked Ms. Winters about putting in a culvert at that intersection. Mr. Hahn noted that Pine Meadow Drive near the bottom where Navaho breaks off and then Running Deer breaks off the washout was bad. He agreed that it was filled in this Spring, and it has recently started to wash out again. Mr. Hahn stated that his question was whether there is a possibility of installing a culvert in that location. Ms. Winters apologized for not understanding his question and she was able to see how badly the road was washed out and thought it was coming from a culvert. Jody confirmed that there is a culvert in that location and the washout was due to overage. Mr. Sears stated that the Navaho culvert will

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add it to the list and remarked that whenever the Area Reps get inquiries about culverts, they should pass the information on to Jody, so he is aware that someone has identified an issue.

Shaun Baker told Jody that he will recruit help when Jody is ready to install the sign at the bottom.

Mr. Sears recalled that the Board previously talked about Jody helping with the burn pile. He asked Jody if that was still possible. Jody replied that it was a good possibility, and he would confirm it with the North Summit Fire Warden.

### **Monthly Budget Review**

Andrew Pagel asked Jody for a quick overview on the Wheeler Machinery bill. He also noted that the transmission had gone out on the Chevy.

Jody stated that he was waiting to hear when the Chevy Truck would be finished with the repairs. He noted that the Wheeler Machinery bill was for the cutting-edge and hardware for the grader. Mr. Pagel told Jody the Board would let him know about the aggregate as soon as he reviewed the budget. Jody reiterated his earlier comment about saving money to fill the sand shed. He usually fills it up in October while the trucks can still come up the mountain roads.

Mr. Adams showed the mudslide area and asked Jody if he thought it was better to hire someone to do the work. Jody stated that he did not have the equipment or the time to do it. Mr. Adams referred to another section where the road suddenly drops down and the area is approximately 40' long, 6' wide, and quite deep. He asked if they should hire a contractor for this part since it involves digging up the road and adding road base underneath. It might also require structural fill, or whether Jody could use the new loader. Jody replied the road was not wide enough to use the big loader or they would land on their top at the bottom. Mr. Sears thought the question was whether to do the road before winter. Mr. Adams believed it was important to fix it before winter.

The Board expressed appreciation and thanked Jody and Trent for all their hard work.

Mr. Pagel reviewed the unpaid bills. The \$200,000 expenditure was for the loader purchase.

MOTION: Andrew Pagel moved to pay the unpaid bills. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

Mr. Pagel noted that the expense categories were Fixed Expenses and Variable Expenses. The fixed expenses were currently at 70% after three-quarters of the year. Mr. Pagel anticipated running over budget on the Variable Expenses since those were currently at 85%. The overage was due to the massive amount of aggregate material and the roadwork that needed to be done.

Jody verified that he was able to rent the roller for another month. Andrew answered yes.

### **Ratifications**

Mr. Sears noted that the Board voted electronically on certain motions, and they needed to ratify their vote on the record. All the motions previously approved for ratification this evening were by email by the Board.

#### PI-F-53

John Adams reported that on August 25, 2023, the Board passed a motion to approve the revised architectural plans and the Lot Improvement for Chase and Leah Bradley. The Board previously had extensive discussion regarding the look of the home. The ARC took their feedback to the owners, which included having more 'mountain vernacular' on the front of the home and reducing the amount of metal. The ARC also needed to confirm the materials color. The emailed motion electronically approved, passed. Six members voted in favor of the motion. No one opposed and no one abstained.

MOTION: John Adams moved to ratify the previously approved electronic motion on August 25, 2023, to approve the revised house plans for Chase and Leah Bradley. Joe Pagel seconded the motion.

VOTE: The motion passed unanimously.

#### Forest Meadow Road Repair Expense

Mr. Adams reported that on September 11, 2023, the Board approved an electronic motion to approve spending up to \$35,000 for repairs to Forest Meadow Road. This involves the introduction of crushed limestone, which is a 3-1/8" minus material required from Geneva Stone. Nine Board members voted in favor of the motion. No one opposed and no one abstained.

MOTION: John Adams moved to ratify the previously approved electronic motion to approve spending up to \$35,000 for repairs to Forest Meadow Road. Joe Pagel seconded the motion.

VOTE: The motion passed unanimously.

#### Dangerous Curve Signs

Mr. Adams stated that the Board voted electronically to approve \$225 for two "Dangerous Curves Ahead, Proceed with Caution" signs. Eight board members voted in favor of the motion.

MOTION: John Adams moved to ratify the electronic vote to approve \$225 for two warning road signs. George Sears seconded the motion.

VOTE: The motion passed unanimously.

#### Rykstone-Change Order

Mr. Adams reported that the next ratification required two motions, involving the 36" culverts at Hillcrest and Tollgate Canyon Road. They received a final invoice of \$23,281.40 from Rykstone. Mr. Adams noted that this amount was significantly higher than budgeted. The increase was \$21,857.01. Mr. Adams explained on this particular project that the Board anticipated a cost overage. However, the amount was a surprise,

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and they have since worked out a change order process to cover future bid changes. Mr. Adams remarked that the additional work was significant. The Water Company did not know the exact placement of the major water line and the workers needed to work exceptionally slow to try not to hit it. In addition, as they maneuvered around the water line, they put in an insulating board. They also decided to build a rock headwall lined with the geo-tech membrane and extended it further up to move it away from the road and to position it where it could withstand another break.

Mr. Adams stated the electronic motion approved the change order increased amount to \$21,857.01. Six Board members voted to approve the electronic motion. No one opposed and no one abstained.

MOTION: John Adams moved to ratify the electronic motion to approve the final Rykstone invoice amount of \$23,281.40. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

Mr. Adams stated that the Board voted electronically and approved the actual payment of \$45,138.41 to Rykestone. Seven Board members voted in favor of the motion.

MOTION: John Adams moved to Ratify the electronic motion to approve the actual payment with the approved change order of \$45,138.41 to Rykestone. Chris Moore seconded the motion.

VOTE: The motion passed unanimously.

PI-E-46

Mr. Adams reported that the Board voted electronically to approve revised home plans for PI-E-46, 1985 West Valley Vista. The Board reviewed this item at the last Board meeting. The design was acceptable, the plans were not ready for approval. The ARC reached out to the owner, reviewed the materials, and asked them to make sure that the contractors and subcontractors park in one or two locations and not on the road. *Shaun Baker seconded the motion. Six Board members voted to approve the electronic motion. No one opposed. No one abstained.*

MOTION: John Adams moved to ratify the electronic motion to approve the revised home plans for PI-E-46. George Sears seconded the motion.

VOTE: The motion passed unanimously.

**Fire Committee – FEMA Grant**

Mr. Adams commented on the FEMA grant. He noted that the Fire Committee had to change course at the request of Summit County. The County is asking the HOA to issue an RFP, a Request For Proposal. He noted that the HOA did an RFQ and Summit County closed the RFQ. The reason for going through an RFP is *because our traditional reliance on the strengths of community members in this related field of work may be perceived as a conflict of interest.* When there is a project, the HOA can rely on those people with specific

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medical, fire or other expertise. However, when federal money is involved that type of collaboration may produce conflicts of interest. Mr. Adams explained that as they went through the review process, Summit County wanted the HOA to make sure whatever they do with the FEMA grant is nothing anyone can question. To avoid any problems, they were asking the Board to push forward with the FEMA grant but with a thorough Request for Proposal, which is a more detailed and stringent process.

Mr. Adams clarified going through the RFP process is not negative for the community or the people involved. The Fire Safety Committee and others involved deserved a huge “thank you” because they have done an incredible amount of work. Mr. Adams recognized that the RFP would create a delay. There will be disappointment with a delay, but the delay is worthwhile because they want to make sure there are no loose ends, and the HOA does everything they are supposed to do.

Andrew Pagel noted that they have a couple of years to spend the money so it will not go to waste. It comes down to formality. He stated that Summit County also put in a significant amount of work. Pine Meadow is one of the first recipients of the FEMA grant and Summit County would like to use Pine Meadow as the gold standard. This is one reason that Summit County asked them to go through the full RFP process. Mr. Adams pointed out that Summit County was helping the Board write the RFP. He believed the RFP process is a lot of work and was the right thing to do even though it and will take additional time.

Community Wildfire Protection Plan (CWPP)

Peggy Simeone stated that Marianna Mavor was sending the CWPP that Mr. Adams and Mr. Sears need to sign. They should be receiving it any day for review and signatures.

Community Wildfire Defense Grant (CWDG)

Ms. Simeone reported that Ms. Mavor was also working on the CWDG, which is the grant awarded two years ago that allowed Pine Meadow to do the fuel breaks on Tollgate and Forest Meadow. She noted that there is another opportunity for funding that allows more flexibility in terms of the types of projects. Ms. Simeone was unsure what the Grants Committee was thinking in terms of the scope of work. It was due October 30<sup>th</sup>, and the Board should be seeing it within the next few weeks for approval.

Ms. Simeone noted most emergency signs were going up. The goal is to have all the signs placed by October 10<sup>th</sup>. Ms. Simeone stated that they were ordering additional signs; however, they were waiting for Board approval for playground signs to include with the order.

Ms. Simeone reported that the Steering Committee would be taking a break from November to March. The purpose is to give everyone the opportunity to decide whether they have enough energy to continue projects next year. Ms. Simeone remarked that she was proud of the Committee projects accomplishments. Next year the focus will be more on educating the community rather than taking on bigger projects. Unfortunately, the committee members burned out doing physical projects. She emphasized that they were looking for more people to serve on the committee.

Ms. Simeone offered to prepare a presentation for the Annual Meeting. Following the Annual Meeting the Board will not be getting monthly updates during the winter. Andrew Pagel agreed with the idea for the committee to recharge and to take a break. He expressed a request to present a couple of pages from the

Fire Committee for the Annual Meeting to explain the grants and the projects accomplished.

### **Annual Meeting**

Mr. Sears noted that the Annual meeting moved up a week from the normal third Tuesday, scheduled for November 14<sup>th</sup>, due to Thanksgiving week.

Vice-President, Area 1, Area 3, and Area 7 are 4 Board positions up for election. Mr. Sears asked members not running for election to volunteer to be on the elections committee. The primary Committee roles are to get the word out, ask people if they are interested in running, and validate interested candidates who are qualified. Candidates must submit their name two or three weeks prior to the meeting. Mr. Sears stated that Carol will send out postcards and emails to people in Area 1, Area 3, and Area 7 and a broader email regarding the Vice-President position.

### **Roads and Parking**

John Adams stated that because they purchased a large loader, they need to find projects where they can use it year-round. They have talked about purchasing a self-contained snowblower. They spent a lot of time collaborating with a company called Sawtooth, which is composed of some of the family who originally founded the Kodiak line of snowblowers. Another company bought Kodiak a few years ago and some of the people who used to work for Kodiak are now working at Sawtooth.

Mr. Adams presented a proposal from Sawtooth to build a 9'-10' wide two-stage snowblower. It would be a very robust snowblower that should last 20 years or more. Unfortunately, it needs to go through a build cycle, and the build cycle for this type of snowblower is 300 days. The blower has the capacity and a lot of horsepower and can move approximately 2,000 tons of snow per hour. The actual construction would be based on an older Kodiak design that used more steel and more heavy-duty equipment in their build process. Mr. Adams stated that there are so many moving parts on this type of machinery that problems can occur if there is not enough structural support. One issue with the newer Kodiak blower is that the belts on the machine will need to be replaced often.

Mr. Adams stated that if they decide to purchase the Kodiak machine the cost would be \$238,733.00, not including the freight charges. They would need to put down 30% and pay the balance on delivery.

Mr. Adams stated that he sent a message to the Executive Committee last night because they were looking at another snowblower that was available as early as November. However, that snowblower was sold this afternoon and is no longer available. The company told Mr. Adams that another similar machine would not be available until Spring. Mr. Adams stated that it is a lighter machine and has more capacity than the Kodiak.

Andrew Pagel understood that neither machine was available for this winter; however, Sawtooth would allow the HOA to rent a snowblower for \$3,250 per month. Mr. Sears recalled that it was an older unit. The HOA would be responsible for normal wear and tear on the machine but Sawtooth would fix any major

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problems should any occur.

Mr. Adams thought the question was whether they had done enough due diligence or whether they should continue to look for other equipment. Mr. Sears stated that they made the decision to go with the self-contained unit because of the capacity and longevity. Mr. Pagel pointed out that the cost of the rental for 6 months plus the cost of the new machine will cost each individual owner approximately \$320.00. Or the cost per owner for the full loader, blower, and rental would be \$570.

Mr. Pagel was comfortable moving forward with the purchase. He thought it was unfortunate they could not rent a unit to see how they like it and if it meets their needs before purchasing one. Mr. Pagel wanted to make sure the Board agreed because it is a significant purchase. Mr. Sears thought they could present it to the owners, but only if they had a serious plan in place for going outside what was originally committed. Mr. Sears remarked that they have a lot of options to make the Ranch a better environment; however, he did not believe they were ready to say to any group without having considered all their hesitations and the resources.

The Board discussed plowing the connector. Mr. Sears stated that in the long term they want to plow the connector in-house instead of hiring a contractor. He thought they should be careful and do that piece first, and then look at what else the HOA can do. Katie Winters stated that if they want to bring this in-house long term, they need to be looking into the future. She focused on the next three weeks, when they should decide on the equipment, to draft a business plan on paper to see what might work. They can decide within the next three weeks whether they want to take this route for the winter. Part of the business plan should be to identify the individuals who can operate the equipment. Mr. Pagel remarked that the HOA needs to make sure their insurance will cover other people operating the equipment who are not employed by the HOA. The key issues are insurance, liability, and making sure whoever runs the equipment has experience in operating similar equipment. Someone pointed out that in addition to purchasing the equipment they also need to consider training to use the equipment. Mr. Sears questioned why they were not training Trent more aggressively on the bigger equipment. Mr. Sears believed they needed the larger equipment, but they needed to consider more than just buying the equipment. Mr. Pagel did not believe they needed more data points for purchasing the equipment. First, they need the machine and then they need to gather the data to help them understand what resources they need to fully utilize the machine. Next summer they get the resources and go to the next level to determine whether they need more equipment, more resources, or whether it is sufficient. Mr. Pagel stated that if they do not get the piece of equipment this winter, he did not think they could get the data next summer to understand where they are from a resource perspective.

**MOTION:** John Adams moved to approve a capital expenditure up to \$240,000 for a Sawtooth L36 Snowblower that would go into production and take at least 300 days to build. In the interim, the HOA would be renting a used snowblower from Sawtooth at a cost of \$3,250 per month for the 2023-24 snow season. Andrew Pagel seconded the motion.

**VOTE:** The motion passed. Dwaine Anderson abstained from the vote because he did not have enough knowledge to vote on the motion.



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Mr. Pagel stated that the owners should let their Area Reps know how they feel about the usage of the equipment and the quality of work it achieves on their road. Any feedback will help in terms of resources for next year.

Tollgate Canyon Repairs

Mr. Adams reported that Rykestone was gearing up to do the remaining culverts. Kent would like to start bringing in the concrete culverts by the end of this week or by mid next week. He noted that 208 linear feet of material will begin to show up and five addresses will receive the new culverts. Mr. Adams hoped everything was on track timewise and they would know more once the work was underway.

Mr. Sears asked if Kent needed additional payment. Mr. Adams stated that this was a \$47,000 contract and Kent needed a down payment of \$15,000. Mr. Sears noted that the Board had already approved the money and it was only a matter of giving Kent the money when he needs it.

MOTION: John Adams moved to approve a \$15,000 down payment on materials for the 24" culvert contract with Rykestone when he needs it. George Sears seconded the motion.

VOTE: The motion passed. Joe Pagel abstained from the vote because he was not on the Board during the original discussion and approval.

Lower Forest Meadow

Mr. Adams stated that some people have noticed that work was done on Lower Forest Meadow. They brought in some 3/8" minus hardpack limestone. They reached the amount they needed for that area and have begun to move a portion of the material to the Artist Point area. Mr. Adams stated that they stopped it for now because they had spent approximately \$29,000 out of the approved \$35,000 budget. He explained that they were holding back to make sure they had the funds to purchase a culvert if needed. They will need an 18" or 24" culvert, 40-50 feet long.

Mr. Adams remarked that the road and all the washed away material is the ditch running along the east side. Jody and Trent have been moving, with the owner's permission, the ditch 6' to the east. Mr. Adams stated that they need to follow up to make sure the ditch is low enough and that the actual slant of the road when finished has enough of a smooth surface to flow into the ditch. He confirmed that before they complete the ditch work, the culvert needs to go in.

Miscellaneous

Mr. Adams noted that Carol and Chris were working on Zelle for direct road repair contributions from bank account to bank account. Mr. Sears stated that he uses Zelle, and he explained how it worked.

Roads Committee

Mr. Adams stated that the ARC talked about the Roads Committee that *has yet to get* off the ground, even though several people want a Roads Committee. Mr. Adams remarked that the first thing is to determine the right number of people to be part of the committee. He was ready to reach out to everyone who expressed an interest in being part of the Roads Committee. Mr. Adams suggested putting together a map showing all the culvert locations to keep track of which culverts that were broken and which ones have

collapsed. It will help keep a schedule for keeping the culverts cleared out.

Mr. Adams asked anyone interested in being on the road committee to send an email to [VP@PMRHOA.org](mailto:VP@PMRHOA.org), and include the reason for wanting to join the committee and what qualifications they would bring. He explained that they want people who can contribute their time; however, they also need people experienced with road construction or anything that relates to roads.

### **Public Forum**

#### Burn Pile

Someone asked when the burn pile would close. They were told that it would close within the next two weeks. Carol will be sending out an email reminder. Mr. Sears explained that the pile needs to be closed before it snows, and then prepared for burning.

#### Playground

Katie Winters recalled that in earlier discussions they talked about not using swings at all. The conversation later transitioned to talking about taking down the swings in the winter. Mr. Adams stated that the conversation has transitioned again. He was unsure of the final decision, but parents wanted to use swings and they talked about putting the swings up and taking them down when they leave. Mr. Sears pointed out that if it is an open area where animals can walk through, the swings either need to be pulled to the side or another solution to keep them from being a danger to the animals. Mr. Sears thought they should highlight for individual owners who have swings that the swings should be taken down when they are not in use.

### **Architectural Review Committee**

#### PI-D-21-AM

Mr. Adams reviewed plans for a new garage at PI-D-21-AM, 1100 West Alexander Canyon. The owner, Patricia Beatty, was proposing a 1,080 square foot detached garage on 1.51 acres, the lot Improvement Plan was complete, and all fees paid.

The ARC reviewed the proposal at the meeting and there were no issues. The committee would have preferred to see the proposal sooner. The owners have already put in a lot of material and the area is prepped and ready for construction. Mr. Adams noted that the work was well done. He visited the site to see where they would place the garage and checked the measurements. Everything was satisfactory.

Mr. Adams noted that the proposed materials are Tuff-Rib metal panels for the roof and siding. The roof is 4:12 pitch. The colors were in accordance with the Guidelines. Mr. Adams showed the location of the property driving up Pine Meadow. The garage will not be visible from the road.

MOTION: John Adams moved to approve the Lot Improvement Plan for Lot PI-D-21-AM, 1100 West Alexander Canyon, for a 1,080 square foot detached garage. George Sears seconded the motion.

VOTE: The motion passed unanimously.

#### Storage Container

Mr. Adams stated that an owner was requesting that the Board allow them to bring in a storage container before their home is built and possibly make it a permanent structure.

This ARC discussed the matter and the committee agreed that if the owner brings in a storage container it will either need to be buried or made to look like a shed with 'mountain vernacular'. The ARC wanted to see the plans before any approval.

Andrew Pagel stated that any time the HOA considers a structure to be permanent, they look at the Summit County requirements. He thought it was important to ask Summit County if the County was willing to accept a storage container as a permanent structure. He did not believe they were acceptable under the Summit County requirements. Mr. Sears agreed. He noted that it needs to be on some type of foundation because it cannot be on the ground. The HOA requires that it be 'mountain vernacular'. Mr. Adams asked if those requirements were only for living quarters or also for storage. Mr. Pagel replied that the requirement is for any permanent structure that people can walk into. Mr. Sears clarified that the structure does not need a concrete floor but it does need some kind of stabilization so it cannot move. That was his understanding of the Summit County rule. Mr. Pagel pointed out that Summit County is very particular about temporary at 180 consecutive days versus permanent structures. The owner needs to comply with the Summit County requirements as well as the HOA requirements.

Mr. Adams understood that the owner should first get approval for the storage container from Summit County before submitting plans to the Board for approval. Mr. Sears agreed only if the owner intends to make the storage container a permanent structure. Mr. Sears stated that in the past the Board approved a container to remain on the lot over the winter up to 180 days for construction purposes. If this owner wants a permanent structure, they need to think ahead and take the appropriate steps.

After further discussion, Mr. Adams stated that he would tell the owner that he has 180 days from the time they bring in the storage container for storage purposes, and the owner needs to work with Summit County on their requirements to make it a permanent structure.

Mr. Adams noted that there is a growing desire that people want to bring in storage containers. The ARC needs to work with Summit County and create requirements to address storage containers as permanent structures.

## **Community Improvements**

### Playground

Landon Richie volunteered his time to clear out the space. Several volunteers came to clear the brush and Dave Telian, Lot PI-44 volunteered his time to clear out some of the trees. The wooden playset was moved and once they got it in place, it became apparent that the ground under the playset needed to be level. Alex Falkenstein plans to level it out within the next week. Once the ground is level they will anchor down the playset.

The Board reviewed the proposed playground signs. The first one was "Use of playground equipment is at

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your own risk". Another sign says, "If you pack it in, please pack it out". A third sign states, "Please unclip the swings after use to keep our wildlife safe". The fourth sign says, "Please clean up after your pet". There are no designated playground hours because the HOA does not have the desire to control or enforce the hours. Additional signs examples will be emailed to the Board later to help them decide on what meets the 'mountain vernacular'. Mr. Pagel thought "use at your own risk," "pack it in and pack it out," and "clean up after your pet" could be on one sign. "Please unclip the swings..." should be a separate sign. The Board agreed. Mr. Sears felt it was important for everyone to understand that the playground is a community amenity and not an HOA amenity. Therefore, the HOA has no liability, and everyone uses the playground at their own risk.

The Board discussed sign colors and shapes. Marty Hansen thought the green color stood out better and the playground rules were bigger. Mr. Adams asked if the Board preferred the square sign with a wooden frame around it similar to the signs for the mudslide. Mr. Sears liked the idea of having the signs consistent.

MOTION: John Adams moved to approve the wording as presented this evening for the playground signs that had four key bullets of information. The signs would read "use at your own risk," "pack it in and pack it out," and "clean up after your pet" could be on one sign. "Please unclip the swings..." Joe Pagel seconded the motion.

VOTE: The motion passed unanimously.

#### Beavers at Bobcat Springs

Mr. Sears stated that the biggest challenge with beavers is proliferation. One or two beavers is not an issue, but he has a friend who started with two beavers and the number kept increasing until there were 12. His friend had to go in and break up some of the dams. Mr. Sears stated that if the HOA wants to manage the beavers that is one thing; however, it is something else if they just let them go wild. Andrew Pagel thought managing was their only option. Mr. Sears noted that the beavers go where there is food and water. Mr. Pagel remarked that they also stay where it is safe. As long as they are not being aggressive and attacking dogs or people or causing havoc, he did not believe the beavers were an issue. Ms. Moore thought watching was a good strategy because there are polarized opinions on the mountain. Some owners believe beavers are good for fire control. If the numbers become a problem, DWR can move them to Alexander Canyon, and they will get fire protection there as well. Mr. Sears commented that Lamb's Canyon let it go for multiple years and they ended up with multiple ponds. The ponds got so big it began running onto the roads. Someone came in and reduced the population by moving them because they are reproductive animals.

Mr. Sears reiterated that it is a management issue. If they want beavers, this Board and future Boards will need to help manage it. Mr. Sears suggested that if they intend to leave the Beavers at Bobcat Springs, they should put up a rebar cage to keep them from making the pond bigger. Mr. Pagel stated that one of their mission statements is to preserve wildlife. It is a key element that everyone on the Mountain enjoys.

The Board agreed that for now they should just manage it. If they start getting complaints from the owners about all the trees coming down, they can address it at that time. Mr. Adams asked if there was any objection to people putting metal wire around the trees to protect them from the beavers. Mr. Sears

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answered no. Mr. Pagel remarked that people can do it on their own property but not on HOA property. Mr. Sears stated that if people are concerned enough to try to protect the trees instead of getting rid of the beavers, he did not oppose allowing people to wrap trees on HOA property. Shaun Baker commented on the number of beavers on Alexander.

Based on the comments, Mr. Adams understood that the HOA position is to be one with nature, to manage wildlife, and if something happens, they can address it at that time.

The Board adjourned the regular meeting and moved into closed session.

The meeting of the Pine Meadow Owners Association Board adjourned at 8:57 p.m.

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